



John T. Auberger
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

DECEMBER 7, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Michelle M. Betters

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Keith J. Rockcastle

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS:

- 1. Applicant:** Texas Roadhouse
Location: 1946 & 1960 West Ridge Road
Mon. Co. Tax No.: 074.15-11-27 & 074.16-2-22
Zoning District: BR (Restricted Business)
Request:

 - a) An area variance for a proposed freestanding restaurant to have a front setback 60.6 ft., measured from the west right-of-way line of Latona Road (aka Fetzner Road), instead of the 85.0 ft. minimum required. Sec. 211-17 B (4), Table III
 - b) An area variance for 378 parking spaces instead of the 609 parking spaces required. Sec. 211-45 N(3)(B); Sec. 211-45 N (4); Sec. 211-45 P; Sec. 211-45 Q; Sec. 211-45 S (1); Sec. 211-45 Z
 - c) An area variance for proposed lot coverage of 22.9%, instead of the 15% maximum permitted. Sec. 211-17 B (4), Table III
 - d) An area variance for a proposed second (south side) building-mounted sign, with a sign area of 229.8 sq. ft., instead of the one (1) 50.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII

- 2. Applicant:** Park Ridge Free Methodist Church
Location: 10 Straub Road
Mon. Co. Tax No.: 089.05-8-5.1
Zoning District: R1-12 (Single-Family Residential)
Request: An area variance for a proposed freestanding sign to have an overall area of 60.0 sq. ft., instead of the 25.0 sq. ft. maximum permitted. Sec. 211-52 A (2)(c)

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- 3. Applicant:** Auction Direct USA
Location: 4350 West Ridge Road
Mon. Co. Tax No.: 073.01-1-7
Zoning District: BG (General Business)
Request: A special use permit to operate a business for the sale, lease or rental of new and used cars and trucks, including related repair or service facilities; and for outdoor storage or display of motor vehicles. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]

NEW BUSINESS:

- 1. Applicant:** James C. Noyes & Kathleen J. Tuite
Location: 2745 Mount Read Boulevard & 23 Thorpe Crescent
Mon. Co. Tax No.: 075.17-2-11 & 075.17-2-13
Zoning District: R1-E (Single-Family Residential)
Request: The following variances are required for a resubdivision of 2745 Mount Read Boulevard and 23 Thorpe Crescent:
Lot "R-21":
An area variance for a total gross floor area of 1050 sq. ft. for all existing accessory structures (detached garage 18.3 ft. x 30.3 ft., 554.5 sq. ft.; and attached garage 22 ft. x 22.5 ft., 495.0 sq. ft.), where 1000 sq. ft. is the maximum gross floor area permitted for lots 16,000 sq. ft. to one acre in area. Sec. 211-11 E (1), Table I

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- 2. Applicant:** Richard Renaldi
- Location:** 3139 Edgemere Drive
- Mon. Co. Tax No.:** 026.39-4-20
- Zoning District:** R1-E (Single-Family Residential)
- Request:**
- a) An area variance for a proposed house, following demolition of an existing house, to have a proposed deck (5.0 ft. x 20.0 ft.; 100.0 sq. ft.) in a waterfront yard, where accessory structures, including decks, are permitted in rear yards only, and for said deck to have a front setback of 67.9 ft. (measured from the north right-of-way of Edgemere Drive), instead of the 63.6 ft. maximum established by the neighborhood average. Sec. 211-11 D(1)(a), Sec. 211-11 D(2), Table I, Sec. 211-11 E(3)
 - b) An area variance for a proposed house, following demolition of an existing house, to have a rear setback of 45.0 ft. (measured from the centerline of Edgemere Drive), instead of the 86.0 ft. minimum required. Sec. 211-11 D (2), Table I
 - c) An area variance for a proposed house, following demolition of an existing house, to have a (west) side setback of 2.4 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 D(2), Table I
 - d) An area variance for a proposed house, following demolition of an existing house, to have a (east) side setback of 3.0 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 D(2), Table I
 - e) An area variance for lot coverage of 32%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

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- 3. Applicant:** Linda A. Fedele
Location: 828 Edgemere Drive
Mon. Co. Tax No.: 035.14-1-8
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for a proposed house addition (5.0 ft. x 12.0 ft.; 60.0 sq. ft.) to have a rear setback of 46.5 ft. (measured from the centerline of Edgemere Drive), instead of the 89.1 ft. minimum required. Sec. 211-11 D (2), Table I
 - b) An area variance for an existing house and proposed second-story deck (5.0 ft. x 15.0 ft.; 75.0 sq. ft.) to have a (east) side setback of 3.2 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 D (2), Table I
 - c) An area variance for (2) proposed second-story decks (5.0 ft. x 14.0 ft., 70.0 sq. ft.; and 5.0 ft. x 15.0 ft., 75.0 sq. ft.) in a waterfront yard, where accessory structures, including decks, are permitted in rear yards only, and for said decks to have a front setback of 88 ft. (measured from the north right-of-way line of Edgemere Drive), instead of the 85 ft. maximum established by the neighborhood average. Sec. 211-11 D(1) (a), Sec. 211-11 D(2), Table I, Sec. 211-11 E(3)
 - d) An area variance for an existing deck (approximately 437 sq. ft.), to be located in a front yard, where accessory structures are permitted in rear yards only. Sec. 211-11 E (3)
 - e) An area variance for an existing shed (5.9 ft. x 10.1 ft.; 59 sq. ft.), to be located in a side yard, where accessory structures, including sheds, are permitted in rear yards only, and for said shed to have a (west) side setback of 1.1 ft., instead of the 4.0 ft. minimum required. Sec. 211-11 E (1), Table I & Sec. 211-11 E (3)
- 4. Applicant:** John Berndt
Location: 51 Olde Tavern Circle
Mon. Co. Tax No.: 044.04-4-32
Zoning District: R1-E (Single-Family Residential)
Request:
- a) A Special Use Permit for a major home occupation (printing/graphic business).
 - b) An area variance to allow a major home occupation to be conducted outside a dwelling unit (in an attached garage). Sec. 211-23 B(2)

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5. **Applicant:** Albert J. & Amy M. Melita, Jr.
 Location: 44 Forest Glen Drive
 Mon. Co. Tax No.: 044.12-1-11
 Zoning District: R1-E (Single-Family Residential)
 Request: A special use permit for a proposed in-law apartment. Sec.
 211-11 C (2)(e)
6. **Applicant:** Canandaigua National Bank
 Location: 3174 Latta Road
 Mon. Co. Tax No.: 045.03-1-4.111
 Zoning District: BR (Restricted Business)
 Request: a) An area variance for a second (south side) building-
 mounted sign, with a sign area of 15.0 sq. ft., instead of the
 one 50.0 sq. ft. building-mounted sign permitted. Sec. 211-52
 B(2)(a)[1] & Sec. 211-52 B(2)(c)[1], Table VII

 b) An area variance for a third (east side) building-mounted
 sign, with a sign area of 40.0 sq. ft., instead of the one 50.0 sq.
 ft. building-mounted sign permitted. Sec. 211-52 B(2)(a)[1] &
 Sec. 211-52 B(2)(c)[1], Table VII

 c) An area variance for a fourth (west side) building-mounted
 sign, with a sign area of 15.0 sq. ft., instead of the one 50.0 sq.
 ft. building-mounted sign permitted. Sec. 211-52 B(2)(a)[1] &
 Sec. 211-52 B(2)(c)[1], Table VII
7. **Applicant:** Educable Communications Corporation
 Location: 2221 Ridgeway Avenue
 Mon. Co. Tax No.: 089.04-1-5
 Zoning District: IG (General Industrial)
 Request: A special use permit for a proposed telecommunications facility
 (a proposed 65.0 ft. high freestanding antenna, including
 accessory antenna structure), to be located on the parcel. Sec.
 211-56 A

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- 8. Applicant:** Farash Corporation
Location: 669 Denise Road
Mon. Co. Tax No.: 060.34-1-7
Zoning District: RMH (Multiple-Family Residential)
Request: An area variance for a proposed freestanding entrance identification sign to have an overall area of 21.0 sq. ft., to be located a distance of 11.0 ft. from the (south) right-of-way line of Denise Road, and to have an overall height of 5.5 ft., where such sign shall not be greater than 20.0 sq. ft. in size, shall be located a minimum distance of 15.0 feet from the front lot line, and the highest side of such sign shall not exceed 3.0 ft. in height. Sec. 211-52 A(3)(b); Sec. 211-52 A(3)(c) & Sec. 211-52 A (3)(d)
- 9. Applicant:** Farash Corporation
Location: 10 Carlee Court
Mon. Co. Tax No.: 060.10-2-2
Zoning District: RMH (Multiple-Family Residential)
Request: An area variance for a proposed freestanding entrance identification sign to have an overall area of 21.0 sq. ft. and to have an overall height of 5.5 ft., where such sign shall not be greater than 20.0 sq. ft. in size and the highest side of such sign shall not exceed 3.0 ft. in height. Sec. 211-52 A (3)(c) & Sec. 211-52 A (3)(d)
- 10. Applicant:** Farash Corporation
Location: 3115 Dewey Avenue
Mon. Co. Tax No.: 060.08-1-26
Zoning District: RMH (Multiple-Family Residential)
Request: An area variance for a proposed freestanding entrance identification sign to have an overall area of 21.0 sq. ft. and to have an overall height of 5.5 ft., where such sign shall not be greater than 20.0 sq. ft. in size and the highest side of such sign shall not exceed 3.0 ft. in height. Sec. 211-52 A (3)(c) & Sec. 211-52 A (3)(d)

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

TBD

ADJOURNMENT

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